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PART - II

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GOVERNMENT OF PUDUCHERRY

CHIEF SECRETARIAT (ADI-DRAVIDAR WELFARE)

[G.O. Ms. No. 3/2012-Wel.(SCW), dated 20th March 2012]

ORDER

At present, under the scheme “Bharat Ratna Rajiv Gandhi Housing Scheme for Grant of Subsidy for Construction of Houses to the Homeless Scheduled Castes and Other Economically Backward Classes People”, financial assistance of ₹ 2,00,000 is granted to the scheduled castes whose annual income not exceeded ₹ 2,00,000 per annum. Whereas, the Hon'ble Chief Minister has announced in the Budget Session 2011-12 to enhance the subsidy under the housing scheme implemented by the Adi-Dravidar Welfare Department from ₹ 2,00,000 to ₹ 4,00,000.

2. Accordingly, the Lieutenant-Governor has pleased to accord approval for the enhancement of subsidy from ₹ 2,00,000 to ₹ 4,00,000. The subsidy of ₹ 4.00 lakhs shall be released in 3 installments at the rate of ₹ 1,50,000 each as 1st and 2nd installments, ₹ 50,000 in the form of cash transfer and ₹ 1.00 lakh as building materials and the 3rd installment at the rate of ₹ 1,00,000 as cash transfer subject to fulfillment of conditions stipulated in the scheme. For the said purpose, hereby makes the following further amendments to the G.O. Ms. No. 6/91/F6, dated 14-3-1991 of the Housing Secretariat, Puducherry (hereinafter referred to as the said Government order) wherein the said regulations were issued namely :—

AMENDMENTS

In paragraph 3 of the said Government order—

(1) In sub-paragraph 1 —

(a) For the figures and words “₹ 2,00,000 (Rupees two lakhs only)”, the figures and words “₹ 4,00,000 (Rupees four lakhs only)”, shall be substituted;

(b) For the figures and words “₹ 24,000 (Rupees twenty-four thousand only)”, the figures and words “₹ 2,00,000 (Rupees two lakhs only)”, shall be substituted.

(2) In sub-paragraph 2 —

(a) The existing paragraph shall be named as (a);

(b) Below the existing paragraph the following paragraph shall be inserted, namely:—

(b) Conditions for payment :

- (i) The site shall be vacant and the applicant shall be ready to start the construction soon after receipt of subsidy.
- (ii) An undertaking shall be executed by the applicant in a stamp paper for ₹ 5 as detailed in the Annexure-2 of the application.
- (iii) The applicant has to surrender the patta/title deed and a photo of the front view of the site along with a photocopy of the patta/title deed to the department. In the case of private document,

the applicant shall surrender the parent document along with the encumbrance certificate.

- (iv) The applicant shall produce proof of the progress of the construction made in the form of photograph while applying for release of subsequent installment on each occasion.
- (v) The plot area of the house should not be less than 450 sq.ft., provided the Director, Adi- Dravidar Welfare Department may relax the limit for genuine cases in urban areas but the total construction of the house should not less than 450 sq.ft.
- (vi) The house should be designed in accordance with the desire of the beneficiaries keeping in view the need to provide free space, kitchen, ventilation and mandatory sanitary facilities.

(3) In sub-paragraph 3 the following paragraph shall be substituted:

Method of payment :

1. The quantum of subsidy is ₹ 4,00,000. This amount will be given in 3 installments at the rate of ₹ 1,50,000 each for 1st and 2nd installments and ₹ 1,00,000 in 3rd installment. One-third of the first two installments will be released into the bank account of the beneficiary by electronic clearance service and the remaining as building materials and the 3rd installment will be released into the bank account of the beneficiary by electronic clearance service subject to fulfillment of conditions stipulated in the scheme. The building materials may contain the following items :

- 1. Cement,
- 2. Steel,
- 3. Bricks,
- 4. River sand,
- 5. Blue metal,
- 6. Electrical items,
- 7. Woods,
- 8. Painting,
- 9. Water supply and sanitation.

The above building materials shall be purchased from the Co-operative Building Centres/Government Undertakings for which the applicant will be issued indents to procure those items direct from the firms.

- 1.1 The 1st installment of ₹ 1,50,000 shall be released to those whose applications are in complete shape and fulfill the conditions stipulated in paragraph 2(b). The applicant shall complete the earth and foundation work up to plinth level within 30 days from the date of receipt of 1st installment.
- 1.2 The 2nd installment of ₹ 1,50,000 shall be released to those who have completed construction up to plinth level. The applicant shall complete the construction up to R.C.C. lintel level within 30 days from the date of receipt of 2nd installment.
- 1.3 The 3rd and final installment of ₹ 1,00,000 shall be released to those who have completed construction up to R.C.C. roof level. The applicant shall complete the R.C.C. roof with toilet within 45 days from the date of receipt of 3rd installment. The applicant shall complete the last process detailed in the Serial Nos. 7 to 9 of the Annexure within 90 days before getting back their patta/deed.
- 1.4 The time-limit prescribed for each stage of construction can be relaxed by the Director of Adi-Dravidar Welfare Department for genuine case only.
- 1.5 In case of less than 450 sq.ft. of site issued by the Government, the financial assistance under this scheme shall be proportionately released and the 2nd installment shall be released to those who have completed construction up to lintel level and 3rd installment of ₹ 1.00 lakh shall be released after lintel level of 1st floor of the construction. The applicant shall utilise the amount fully and complete the construction not less than 450 sq.ft. totally.
- 1.6 Director of Adi-Dravidar Welfare shall publish in the official website and in the notice-board of the department the list of beneficiaries with relevant details before release of each installment of the subsidy.

(4) In the sub-paragraph 5 —

(a) The existing paragraph shall be named as (a) and (b);

(b) Below the existing paragraphs the following paragraph shall be inserted, namely:—

(c) After verification report on the applications submitted by the Welfare Inspectors, the Deputy Director/ Assistant Director in the case of Puducherry region and the Assistant Directors in the case of Karaikal and Yanam regions should visit the house site regularly and ascertain through the field visit whether the scheme is being implemented satisfactorily and whether the construction of houses is in accordance with the specifications prescribed in the scheme. A schedule of inspection which prescribes a minimum number of field visits for each supervisory level should be drawn up at the level of Director, Adi-Dravidar Welfare Department in the case of Puducherry, the Collector in the case of Karaikal region and the Regional Administrator in the case of Yanam region.

(5) In the sub-paragraph 7 —

(a) The existing paragraph shall be named as (a);

(b) Below the existing paragraph the following paragraph shall be inserted, namely:—

(b) The Welfare Inspectors should have a complete inventory of houses constructed under “Bharat Ratna Rajiv Gandhi Housing Scheme for the Grant of Subsidy for Construction of Houses to the Homeless Scheduled Castes and Other Economically Backward Classes People” giving details of date of start and the date of completion of construction of dwelling unit, name of the village and constituency in which the houses is located and name, address, occupation and category of beneficiaries and other relevant particulars.

(6) For the existing Annexure, the following shall be substituted, namely:—

ANNEXURE

**MINIMUM SPECIFICATION OF HOUSE TO BE
BUILT WITH SUBSIDY**

In the Annexure at Sl. No. 1, the following shall be substituted:

“The minimum plot area shall be 450 sq.ft., subject to the relaxation in respect of beneficiaries mentioned in the proviso to rule 2(b)v of this scheme rule.”

3. These orders shall take immediate effect.

4. This issues with the concurrence of the Finance Department, Puducherry *vide* their U.O. No.13433/FD/F5/A2, dated 7-3-2012.

(By order of the Lieutenant-Governor)

P. RAJALAKSHMI,
Under Secretary to Government
(Adi-Dravidar Welfare).
